

# GRAND JUNCTION PLANNING COMMISSION

February 13, 2024, 5:30 PM

## MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Chairman Scissors.

Those present were Planning Commissioners; Shanon Secrest, Melanie Duyvejonck, Sandra Weckerly, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Supervisor), Jessica Johnsen (Senior Planner), Madeline Robinson (Planning Technician), and Jacob Kaplan (Planning Technician).

There were 4 members of the public in attendance, and 0 virtually.

*Commissioner Ehlers asked if there is a partnership between Grand Junction and Denver regarding the migrant population and how it impacts the Planning Commission's deliberations for planning and housing code items.*

*It was clarified that the GJ Mayor, Anna Stout, had already spoken to Denver's Mayor about this, and there was no formal proposal or plan at this time.*

## **CONSENT AGENDA**

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### **1. Approval of Minutes**

Minutes of Previous Meeting(s) from January 23, 2024.

## **REGULAR AGENDA**

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### **1. Carville Property Rezone**

**RZN-2023-482**

Consider a request by Royce Carville, property owner, to zone 4.07 acres from R-8 (Residential – 8 du/ac) to MU-2 (Mixed Use) located at 640 24 ½ Road.

#### **Staff Presentation**

Jessica Johnsen, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

#### **Questions for staff**

#### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, February 6, 2024, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 5:50 p.m. on February 13, 2024.*

### **Discussion**

Commissioner Weckerly asked for clarification on the zone designation that was being requested.

### **Motion and Vote**

Commissioner Ehlers made the following motion “Mr. Chairman, on the Carville Property Rezone request from an R-8 (Residential 8 du/ac) zone district to an MU-2 (Mixed Use) zone district for the 4.06 acre property located at 640 24 ½ Road., City File Number RZN-2023-482, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in this staff report.”

*Commissioner Secrest seconded; motion passed 5-0.*

## **2. Zoning & Development Code Amendments – Quarter 1 2024 **ZCA-2024-54****

Consider Amendments to Title 21 Zoning and Development Code to Modify and Clarify Various Provisions Relating to Withdrawn Applications, Public Notice Requirements, Planned Developments, Adding a Use for Public Parking, Junkyard or Salvage Yard Use Standards, Accessory Dwelling Unit (ADU) Standards, Drive-Through Facility Standards, and Fence Standards; Consider an Amendment to Title 25 24 Road Corridor Design Standards Regarding Alternate Streets Requests for Widths of Pedestrian Walks; Consider Amendments to Title 22, Title 23, Title 24, Title 25, Title 26, and Title 27 to Update Zone District Titles to Reflect Revisions in the Adoption of the 2023 Zoning & Development Code.

### **Staff Presentation**

Niki Galehouse, Planning Supervisor, introduced exhibits into the record and provided a presentation regarding the request.

### **Questions for staff**

Discussion ensued about the proposed limitations on allowed fence materials within the downtown core in regard to variance requests, impacts on residentially zoned lots, and the boundaries for the “Downtown Core”.

Additional context was requested on the revisions to the code language for drive thru windows. There were concerns about restricting the potential for developers to add drive thru windows for their developments.

### **Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, February 6, 2024, 2024, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:22 p.m. on February 13, 2024.*

**Discussion**  
**Motion and Vote**

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-54, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report, with an amendment on the drive-through facility standards, Section E, that all revisions be omitted except the strikethrough of façade, the addition of designated front, and the addition of “pursuant to Section 21.14.010(C)(iii).”

*Commissioner Secrest seconded; motion passed 5-0.*

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend Title 25 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-54, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

*Commissioner Secrest seconded; motion passed 5-0.*

Commissioner Ehlers made the following motion “Mr. Chairman, on the request to amend Title 22, Title 23, Title 24, Title 25, Title 26, and Title 27 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2024-54, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.”

*Commissioner Secrest seconded; motion passed 5-0.*

**OTHER BUSINESS**

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**ADJOURNMENT**

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Commissioner Secrest moved to adjourn the meeting.

*The vote to adjourn was 5-0.*

The meeting adjourned at 6:27 p.m.